

Historic Preservation Commission  
Meeting Minutes  
June 13, 2023

- **Call to Order**

Pat Fisher-Olsen called the meeting to order at 7:30 p.m. She announced that all laws governing the Open Public Meetings Act have been met, and that this meeting had been duly advertised. The meeting was held at the Readington Township Municipal Building.

- **Roll Call**

In attendance were Commissioners Pat Fisher-Olsen, Alan Harwick, Erin Brennan, Jim Carden, Sarah John, Steve Nees, and Chuck Waters. Alternate Commissioner Dana Maurer was absent.

- **Historic Preservation Commission Design Reviews**

*Stanton Station Historic District*

BI 59 L 04

Review: Barn Demolition

The application relates to the demolition of a barn listed on the Township Master Plan Sites of Historic Interest Plate 14. The applicant intends to demolish only the addition on the left (west) side of the historic main barn. The applicant intends to demolish the addition piece by piece and to salvage as much of the wood as possible to use for the repairs to the main barn.

Chair Fisher-Olsen advised the applicant that documentation required for a demolition permit has four components: A- Architectural History Form, B - Architectural Drawings, C - Historical Narrative, and D - Architectural photographs. Information for the documentation forms can be found in the Demolition Review Process and Procedures. The commissioners discussed the level of documentation appropriate for this structure.

Motion made by Jim Carden to require the applicant to submit Level III Drawing Documentation. Alan Harwick seconded the motion. Motion approved by: Pat Fisher-Olsen, Alan Harwick, Erin Brennan, Jim Carden, Sarah John, Steve Nees and Chuck Waters.

Chair Fisher-Olsen further advised the applicant that Level III Drawing Documentation requires a detailed sketch plan to explain the structure. The sketches should depict a floor plan drawn from measurements, with the features shown in proper relation and proportion to one another. The Architectural History Form (Attachment B of the Demolition Review Documentation) should supplement the photographs by explaining what is not readily visible.

*Whitehouse Station Historic District*

BI 32 L 8

Review: Paving parking lot behind building

The application relates to the paving of the existing packed stone parking lot behind the historic building on Main Street. The commissioners discussed the application.

The commissioners expressed concern regarding the parking lot's impervious surface, given its size. The commissioners requested that the Chair Fisher-Olsen contact zoning for the requirements.

*Three Bridges Historic District*

BI 93 L 73

Review: New Porch

Commissioner Brennan recused herself due to proximity and left the room.

The application relates to the demolition and replacement of the current front porch. The new porch will retain the same shape and size. The porch floor and steps will be concrete. Traditional square baluster handrails of a poly composite material will replace the existing black wrought iron railings. The sides of the porch will be painted grey, matching the existing foundation paint. The commissioners discussed the application.

Motion made by Jim Carden to approve the application as submitted. Sarah John seconded the motion. Motion approved by: Pat Fisher-Olsen, Alan Harwick, Jim Carden, Sarah John, Steve Nees and Chuck Waters.

*Whitehouse-Mechanicsville Historic District*

BI 13 L45

Review: Approved fence material change

The applicant returned to the Commission as the design approved by the Commission at the May 9, 2023 meeting was not approved by the Zoning Department. In particular, the "Wild Hog Black Metal Stair Panel" fence was deemed to be climbable, and therefore not suitable for a property with a pool. The new fencing to be installed across the rear of the enclosed area and partially up the sides will be a 4' black powder-coated aluminum fence with square pickets spaced approximately 3.85 in. (3-13/16 in.) apart that will allow for the viewshed of the rear of the property. A single-latched gate of the same fencing material is to be installed (see plans for the location) on the left rear side of the fenced area. The commissioners discussed the application.

Motion made by Jim Carden to approve the application as submitted. Steve Nees seconded the motion. Motion approved by: Pat Fisher-Olsen, Alan Harwick, Erin Brennan, Jim Carden, Sarah John, Steve Nees and Chuck Waters.

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Bl 18 Lot 11

Review: Fence installation and shed

The application relates to (i) the construction of an 8' wooden privacy fence that will divide the property into two sections, one that faces Old Highway 28 and one that faces US. Hwy Route 22; (ii) the installation of a used 8' x 12' wooden shed to be located on the eastern edge of the property directly behind the fence; and (iii) the installation of a new 12' x 6' new wooden shed to be located approximately 71' from the house, directly in front of the fence. The new fence will have vinyl siding to match the house. The commissioners discussed the application.

Chair Fisher-Olsen asked why the fence traversed the entire property. The applicant's representative responded that the property behind the fence was not being maintained.

Vice-Chair Harwick expressed concern that the side yard does not conform to what was submitted. He noted that gravel driveway had not been approved by the Commission. In the applicant's prior applications, the side yard was to consist of lawn and other impervious material. He also expressed concern that the fence was not connected to anything and further noted that the finished side of the fence was required to face away from the property, and that fencing could not be higher than six feet. He then asked why the older shed was to be located behind the fence. The applicant's representative responded that the fence did not match the house.

Motion made by Alan Harwick to approve the application with the following changes:

- The 6' fence orientation is to be reversed, with the finished side facing out;
- The fence gate width is to be changed from 8' to 6';
- Both sheds are to be located inside of the fenced area;
- The gravel driveway used during construction on the left side of the property is to be removed and replaced with grass; and
- A planting plan for the side of the fence facing US Highway Route 22 showing the replacement of the trees and plantings removed during construction is to be submitted to the Commission.

Steve Nees seconded the motion. Motion approved by: Pat Fisher-Olsen, Alan Harwick, Erin Brennan, Jim Carden, Sarah John, Steve Nees and Chuck Waters.

- **Minutes.**

*May 9, 2023.* Motion to approve as amended by Chuck Waters and seconded by Sarah John. All were in favor.

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- **Other Business.**

- **Local District Signage:** Commissioner Nees advised that he had spoken to Joe Lukash of the Public Works Department regarding the orientation of the Whitehouse Station sign. He will also speak with Jonathan Heller, the Township Committee liaison to Public Works as to why the other signs have not been installed.
  - **Taylor's Mill – 10 Most Endangered Historic Sites in New Jersey:** Chair Fisher-Olsen noted the inclusion of Taylor's Mill on the listing gives the Township the opportunity to engage experts to help with preparing the plan to stabilize the structure. She will meet with County Commissioner Shaun Van Doren and with the County Cultural and Heritage Commission.
- **Adjourn.** Sarah John made a motion to adjourn the meeting. Erin Brennan seconded the motion. All were in favor. The meeting was adjourned at 8:5 p.m.

Minutes prepared and submitted by Erin Brennan